Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address 206 & 303/315 Beaconsfield Parade, St Kilda West Vic 3182 Including suburb and postcode

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$2,100,000

Median sale price

Median price \$590,000	Pro	Property Type Unit			Suburb	St Kilda West
Period - From 14/05/2024	to	13/05/2025	So	urce	Property	[,] Data

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	1602/480 St Kilda Rd MELBOURNE 3004	\$2,200,000	22/01/2025
2	1701/576-578 St Kilda Rd MELBOURNE 3004	\$2,000,000	31/12/2024
3	21/156 Beaconsfield Pde ALBERT PARK 3206	\$1,825,000	23/12/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	14/05/2025 17:22









Property Type: Apartment **Agent Comments**

Indicative Selling Price \$2,100,000 **Median Unit Price** 14/05/2024 - 13/05/2025: \$590,000

Comparable Properties



1602/480 St Kilda Rd MELBOURNE 3004 (REI/VG)

Agent Comments

Price: \$2,200,000 Method: Private Sale Date: 22/01/2025

Property Type: Apartment Land Size: 2391 sqm approx



1701/576-578 St Kilda Rd MELBOURNE 3004 (REI)



Agent Comments

Agent Comments

Price: \$2,000,000 Method: Private Sale Date: 31/12/2024

Property Type: Apartment



21/156 Beaconsfield Pde ALBERT PARK 3206 (REI/VG)

Price: \$1,825,000 Method: Private Sale Date: 23/12/2024

Property Type: Apartment





Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372

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